

## Connecticut Towns: Market Assessment Briefs

**Town:** *Thomaston, CT*  
**County:** *Litchfield County*

### 1. Economic Trends

#### Major Employers - Thomaston

Employer
Rexam Dispensing System
Whyco Technologies, Inc.
Stewart EFI
Summit Corporation of America
Stevens Company, Inc.

Thomaston is the home of an eclectic group of manufacturers the largest of which include Whyco and Summit Corp - both in surface finishing technology, Rexam (consumer packaging), Stewart EFI (precision stamping specialists), and Steven's Co (customized metal products).

Source: CERC, Town Profile 2012

#### Key Job Sectors

Industry Sector - 2011	% Share of Jobs
Manufacturing	47.7%
Retail Trade	8.4%
Accom & Food Services	5.9%
Construction	4.9%
Health Care & Social Assistance	3.1%
Government	14.9%

Manufacturing plays a key role in Thomaston's economy supplying nearly half the town's job base. The job base associated with retail trade and food services caters mainly to the local population.

Source: CT Dept. of Labor

#### Labor Force & Employment Trends

Labor Force +Employment	Thomaston	Litchfield County
Labor Force-2011	4,688	106,511
Unemployment -2011	8.4%	8.2%
Total Employment -Workplace	2,644	59,580
2005 - 2011 - Annual Growth	-1.3%	-0.6%
2010 - 2011 - Annual Growth	3.5%	1.2%

Source: CT Dept. of Labor

Thomaston's unemployment in 2011 averaged 8.4%, slightly above the rate for Litchfield County.

Over the period 2005-2011, Thomaston has seen a net loss in jobs of 8% - though a strong rebound in employment was noted in 2011.

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### 2. Demographic Trends

#### Population Trends

Population	Thomaston	Litchfield County
<b>2000 Total population</b>	7,503	182,193
<b>2010 Total Population</b>	7,887	189,927
<b>Annual Percentage Growth</b>	0.50%	0.42%
<b>2011 Total Population (est)</b>	7,840	189,377
<b>2016 Total Population (proj.)</b>	7,861	190,178
<b>2011– 2016 Annual Rate</b>	0.05%	0.08%

Thomaston's Population growth last decade was steady and on par with Litchfield County. Future growth is expected to be flat.

Source: 2010 Census, ESRI Business Systems

#### Household Trends

Household	Thomaston	Litchfield County
<b>2000 Total Households</b>	2,916	71,551
<b>2010 Total Households</b>	3,108	76,640
<b>Annual Percentage Growth</b>	0.64%	0.69%
<b>2011 Total Households (est.)</b>	3,095	76,415
<b>2016 Total Households (proj.)</b>	3,127	77,279
<b>2011– 2016 Annual Rate</b>	0.21%	0.23%

Thomaston's household rate of growth during the 2000s also matched the pace set by the county. A more moderated rate of growth is projected for both town and county through 2016 .

Source: 2010 Census, ESRI Business Systems

#### Race & Ethnicity

##### % Share of Population

Population - 2010	Thomaston	Litchfield County
<b>White Alone</b>	96.8%	93.9%
<b>Black Alone</b>	0.4%	1.3%
<b>Asian Alone</b>	0.8%	1.5%
<b>Hispanic (Any Race)</b>	2.6%	4.5%

Thomaston's minority population is small with Hispanics (any race) comprising the largest group at 2.6%.

##### Change - 2000 to 2010

<b>White Alone</b>	-1.1%	-2.0%
<b>Black Alone</b>	-33.3%	18.2%
<b>Asian Alone</b>	60.0%	25.0%
<b>Hispanic (Any Race)</b>	73.3%	114.3%

Source: 2010 Census, ESRI Business Systems

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### 2. Demographic Trends (Cont'd)

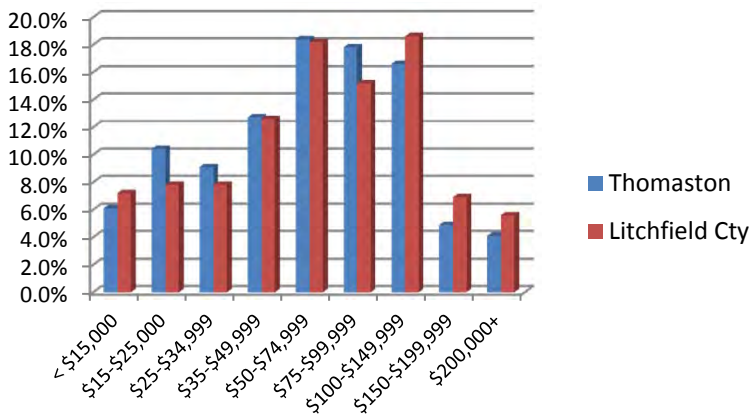
#### Median Income

Median HH Income	Thomaston	Litchfield County
<b>2000</b>	\$53,906	\$56,199
<b>2011 (est.)</b>	\$63,724	\$68,271
<b>Annual Avg % Growth</b>	1.7%	2.0%

Source: 2010 Census, ESRI Business Systems

Thomaston presents a middle income profile with median income at \$63,724.

#### HH Income Distribution (2011)



Source: 2010 Census, ESRI Business Systems

Data on Income for Thomaston reveals highest concentration in the middle income bands which accounts for one-third of all households. Lower income households earning under \$35,000-account for 25% of the household base. This compares to 22% for the county.

#### HH Income Distribution - 65+ (2010)

HH's	Thomaston		Litchfield County	
	65-74	75+	65-74	75+
<b>Total HHs</b>	<b>330</b>	<b>338</b>	<b>9,086</b>	<b>8,679</b>
<b>&lt; \$15,000</b>	11.2%	16.6%	7.3%	18.7%
<b>\$15-\$25,000</b>	14.8%	10.4%	10.2%	17.5%
<b>\$25-\$34,999</b>	10.0%	16.0%	9.9%	12.0%
<b>\$35-\$49,999</b>	13.0%	12.1%	13.4%	11.0%
<b>\$50-\$74,999</b>	19.1%	16.9%	24.6%	14.1%
<b>\$75-\$99,999</b>	6.7%	16.0%	11.7%	9.4%
<b>\$100-\$149,999</b>	5.2%	2.1%	9.9%	8.5%
<b>\$150-\$199,999</b>	12.7%	5.0%	5.9%	5.3%
<b>\$200,000+</b>	7.3%	5.0%	7.1%	3.6%
<b>Med Inc.</b>	<b>\$50,783</b>	<b>\$42,678</b>	<b>\$56,781</b>	<b>\$36,932</b>

Source: 2010 Census, ESRI Business Systems

26% - or 177 senior HHs 65+ report incomes below \$25,000. Nearly the same percentage earn between \$25,000-\$50,000.

## Connecticut Towns: Market Assessment Briefs

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### 2. Demographic Trends (Cont'd)

#### Poverty Rates

Households - 2010	Thomaston % Total	Litchfield Ct % Total
Married Couple - Family	1.1%	0.8%
Other Family HHs (spouse not present)	0.0%	1.4%
Non-Family HHs	2.8%	4.0%
Poverty Ratio - Total	4.0%	6.1%

Poverty is moderate in Thomaston and below the rate posted for the county.

Source: ACS Population Survey, ESRI Business Systems

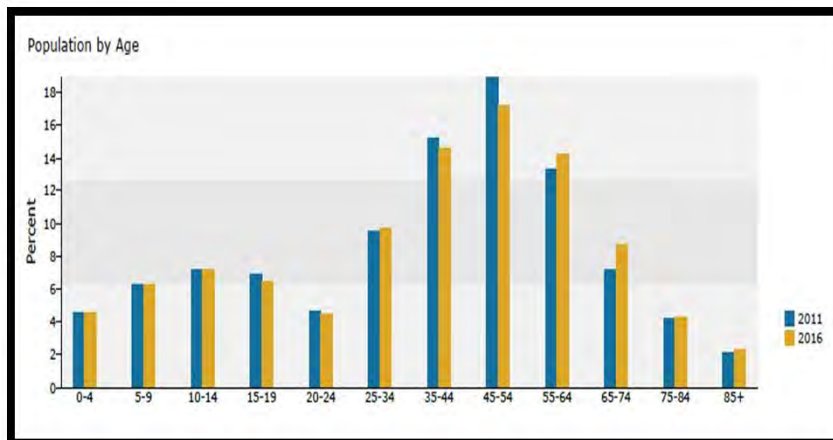
#### Age Trends

Population - 2010	Thomaston % Total	Litchfield Ct % Total
Age 18+	77.0%	78.4%
Age 65+	13.3%	16.0%
Age 75+	6.3%	7.5%
Median Age	42.5	44.4

Thomaston presents a younger population profile in comparison to the county - with median age at 42.5.

Source: 2010 Census, ESRI Business Systems

#### Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

A shift in Thomaston's 65+ base of residents is expected - rising from 13.3% in 2010 to 15.3% by 2016.

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### 3. Housing Trends

#### Tenure and Vacancy

HH's	Thomaston		Litchfield County	
	2000	2010	2000	2010
<b>Own-Occp</b>	73.8%	76.0%	75.2%	76.3%
<b>Own-Units</b>	2,152	2,363	53,822	58,455
<b>Rent-Occp</b>	26.2%	24.0%	24.8%	23.7%
<b>Rent Units</b>	763	745	17,755	18,185
<b>Ttl Occp Units</b>	2,915	3,108	71,577	76,640
<b>Vacancy</b>	3.3%	5.1%	9.7%	12.5%

Housing Tenure in Thomaston is 76% owner occupant - an increase from 74% in 2000.

Source: 2010 Census, ESRI Business Systems

#### Housing Characteristics

##### % Share of Total Housing

Structure Type - 2010	Thomaston	Litchfield County
<b>1 Detached</b>	66.2%	73.3%
<b>1-Attached</b>	7.3%	3.8%
<b>2-unit</b>	8.0%	7.1%
<b>3/4 unit</b>	4.0%	5.7%
<b>5+ units</b>	14.6%	10.1%
<b>Total Housing Units - 2010</b>	3,133	87,550

Although largely owner-occupant , the town supports a diverse housing stock inclusive of mobile homes.

Source: ACS Housing Surveys, ESRI Business Systems

#### Rent-occupied Housing by Contract Rent

##### Renters with Contract Rent

Contract Rent - 2010 Distribution	Thomaston	Litchfield County
<b>Under \$200</b>	3.7%	4.7%
<b>\$200-\$399</b>	4.5%	7.9%
<b>\$400-\$599</b>	30.6%	18.2%
<b>\$600-\$799</b>	33.5%	30.0%
<b>\$800-\$999</b>	17.0%	15.8%
<b>\$1000-\$1249</b>	1.5%	7.5%
<b>\$1250-\$1499</b>	0.0%	3.1%
<b>\$1500-\$1999</b>	0.0%	2.2%
<b>above \$2000</b>	0.0%	2.0%
<b>Median Contract Rent</b>	\$626	\$693

Rents in Thomaston are low to moderate mostly clustering between \$700 to \$900. 2010 estimated median rent in town is \$626/m, below the median for the county.

Source: ACS Housing Surveys, ESRI Business Systems

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### 4. Rental Housing Market

#### Mfamily

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0					
1	7	\$660	\$670	40	\$650-\$730
2	6	\$741	\$741	64	\$650-\$850
3	2	\$925	\$925	52	\$750-\$1100
4					

Source: CT MLS

(Dom- Days on Market)

#### Condo

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0					
1					
2	7	\$1,028	\$964	30	\$850-\$1150
3					
4					

Source: CT MLS

(Dom- Days on Market)